

ATTACHMENT A
COMPLIANCE COMMENTS/CORRECTIONS

The table below includes compliance comments and corrections from various applicable disciplines.

COMPLIANCE COMMENTS	
PLANNING	a. REPEAT COMMENT: Sidewalks are required per EMC Section 30.16.010H and Design Standards in Section 4.5 of the City of Encinitas Design Standards and Guidelines. Please show how project complies. ADDITIONAL COMMENT: Sidewalks shall be provided within private road as required by the referenced code section and design standards. Please address how the project intends to comply. b. Front yard landscaping shall be shown unless the front yards for each lot are not proposed to be HOA maintained. Please identify if not HOA maintained by placing a note on the landscaping plans.
HOUSING	a. Address comments in Affordable Housing and Density Bonus Report.

Responses:**Planning**

a. Project requests a waiver for this requirement. Density Bonus Report has been updated to include this request. Additionally, the Civil and Architectural cover sheets have been updated to add this to the "Density Bonus Law Concessions/Incentives" section.

b. Front yard landscaping will not be HOA maintained. Front yards will be maintained by individual homeowners. Note has been added to Landscape sheets LP-1, LP-2, and LP-3.

Housing

a. Comments have been addressed in both Affordable Housing Report and Density Bonus Report. Additionally, please see redlines for direct responses to all comments.